

WEST. ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul, Planning Commission was called to order by Chair Kavanaugh on Tuesday, November 20, 2018 at 7:42p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota 55118.

ROLL CALL

Commissioners Present: Stevens, Franzmeier, McPhillips, Chair Kavanaugh, Green and Leuer.

Absent:

Commissioner Strohmeier had an excused absence.

Also Present:

Assistant Community Development Director Ben Boike, Community Development Coordinator Melissa Sonnek, Mr. Iago

ADOPT MINUTES

Approve Oct 16, 2018 Planning Commission minutes.
Motion passed 6-0.

PUBLIC HEARINGS

[PC Case #18-19 – Interim Use Permit \(IUP\) to allow Temporary Residential Housing for the Homeless in a R1 District at 1575 Carlton Ave, St. Stevens Church. – Matrix Housing Services](#)

- Per approval of Council amendment, the City now allows Temporary Residential Housing for the Homeless in R1 District provided 9 conditions/criteria are met.
- This shelter is designed for single adults, allows couples and pets but no children from Dec 1 to 15 and can accommodate 50 shelter guests and Matrix provide transportation options/rides as needed.
- Staff recommends approval of this IUP subject to applicant fulfilling the 9 criteria including in the Zoning code and inspection of Fire Marshall to ensure egress during emergencies.
- The applicant indicated 30 consecutive days in one shelter instead of 15 days to accommodate for time flexibility while rotating to another shelter.

The time that the shelter operates does not interfere with the school hours of the church. Ms. Brown from Matrix indicated that the shelter operates from 6pm to 8am on the following day. They assist tenants with transportation options so there is no potential loitering. Shelter requests usually increase by December as it gets colder. 50% of the shelter guests are gainfully employed. Matrix also provides services to help guests find permanent housing. Dakota County Social Services meets with the guests once a week to counsel and help resolve the employment and/or housing or other issues that they face. Matrix has planning meeting and regular conversations the Church council to ensure there is no overlap with school and other activities of the church.

The Chair opened and closed the Public Hearing.

ON MOTION to APPROVE this Application for an IUP to Allow for Temporary Residential Housing for the Homeless in a R1 District at 1575 Carlton Ave, St. Stevens Church. - Matrix

Housing Services by Commissioner Franzmeier seconded by Commissioner Stevens. Motion approved 6-0.

[PC Case #18-20 – Interim Use Permit \(IUP\) to allow Temporary Residential Housing for the Homeless in a B3 District at 1400 Robert Street \(Augustana Lutheran Church\) - Matrix Housing Services](#)

Staff recommended approval of this IUP provided the applicant adhere to all the 9 conditions indicated in the Ordinance. Matrix will be operating in Augustana from Jan 12th to January 26th.

The Commissioners did not have additional questions or comments.

The Chair opened and closed this public hearing.

ON MOTION to APPROVE this Application for an IUP to Allow for Temporary Residential Housing for the Homeless in a B3 District at 1400 Robert St. (Augustana Lutheran Church) - Matrix Housing Services by Commissioner Stevens seconded by Commissioner Leuer. Motion approved 6-0.

[PC Case #18-21 – Interim Use Permit \(IUP\) to allow Temporary Residential Housing for the Homeless in a R1 District at 11 Bernard St. \(Salem Lutheran Church\) – Interfaith Action of Greater St Paul](#)

Interfaith Action is contracted with the MN Department of Human Services to provide temporary residential housing for the homeless in the winter months through Project Home. 5 to 6 families will be hosted at the Church from Jan 2018. Shelter timings are from 5.45pm to 6.15am the next morning. Interfaith has bus service to transport the families from, and, to the family shelter in downtown St Paul.

Staff recognizes that the contract is not with Dakota County and is recommending approval of this IUP since it is contracting with the MN Dept of Human Services.

The City Attorney indicated that the City Council was not familiar that other Agencies were contracting with organizations like, and hence the Ordinance was drafted based on the information from Matrix. This Ordinance is work in progress and the City Council will work towards amending this Ordinance.

To Commissioner Franzmeier's question on if there was an upper limit to homeless shelters allowed in the City, staff responded that there had been no discussion on it yet, but the shelters are operated at different dates across the City.

The Chair opened and closed the public hearing.

ON MOTION to APPROVE this Application for an IUP to Allow for Temporary Residential Housing for the Homeless in a R1 District at 11 W Bernard St. (Salem Lutheran Church) – Interfaith Action of Greater St Paul, by Commissioner McPhillips seconded by Commissioner Stevens. Motion approved 6-0.

[PC Case #18-22 – Conditional Use Permit \(CUP\) to allow an Accessory Structure in a B3 District at 1845 Robert St – Holiday Stationstores, LLC](#)

Ben presented the staff presentation. Applicant is requesting CUP for an accessory structuring in their store. Holiday is proposing to locate a freezer at the rear of their store on the south end of the side walk. Freezer is 8 x 12 ft. 7 ft 7” tall. Since the store does not have the additional pace to locate this freezer inside, they are requesting for a freezer location outside the building. Per code exterior finish of an accessory structure must complement the exterior of the principal structure building in material, color and texture and this freezer is made up of a corrosion resistance stucco embossed steel finish.

Staff recommended approval of this CUP with the conditions that the applicant apply for all applicable building permits and adhere to the code that the exterior finish of this accessory structure complement the exterior of the building.

ON MOTION to APPROVE this Conditional Use Permit (CUP) to allow an Accessory Structure in a B3 District at 1845 Robert St – Holiday Stationstores, LLC by Commissioner McPhillips seconded by Commissioner Leuer. Motion approved 6-0.

[PC Case #18-23 – Conditional Use Permit \(CUP\) to allow a Veterinary Establishment in a B3 District and a Preliminary /Final Plat review of 2000 Robert Street – Mike and Sherry Foster.](#)

Melissa presented the staff presented. The applicant Southview Animal Clinic currently operating in Inver Grove Heights is looking to expand their business and are applying for a CUP to relocate to 2000 Robert Street in West St Paul. The new site would have a “dog run” in the rear of the property and a potential garage for their “house calls” vehicles. The CUP for the garage will be a different application in the future. Hours of operation are Monday to Friday, 7am to 8pm; Saturday and Sunday, 8am to 6pm. Their urgent care hours every day of the week are 8pm to 12am. Emergency on-call services are from midnight to 7am. They have 65 employees currently and with the expansion, they hope to employ 10 additional staff.

The Zoning code does not specify parking requirement for this specific use. However, the staff believe that this use falls under the office space and per code would be required to have 1 parking space for every 200 sq.ft. This site offers 86 stalls against the required code of 48 stalls for the 9,510 office space. The parking space in this case is surplus.

Staff is recommending approval of this CUP with the following conditions:

1. That the applicant put in a 6 feet maintenance free privacy fence to properly enclose the dog run, and a chain link fence (minimum of 4 feet in height) in for the remainder of the enclosure.

2. As this property is currently not platted, the applicant should record the plat with Dakota County within 1 year of the City approval prior to obtaining a building permit for the project.

The applicant clarified that the dog run area will be enclosed and adjacent to the building with an access to it from the north end of the building. The dogs will not have access to the parking area. The applicant re-iterated their hours of operation and how after-hours emergency care is handled by on-call doctors. The applicant also clarified that relocating to the new site is not contingent upon selling their current office space.

ON MOTION to APPROVE this Conditional Use Permit (CUP) to allow a Veterinary Establishment in a B3 District and a Preliminary /Final Plat review of 2000 Robert Street by Commissioner McPhillips seconded by Commissioner Green. Motion approved 6-0.

[PC Case #18-24 – Site Plan review for the expansion of the existing school and modifications to the existing parking lot in a R1 District at 1740 Charlton St. \(Garlough Elementary\) – Anderson – Johnson Association, Inc.](#)

Melissa presented the staff presentation. School District 197 is requesting for a site plan review for their school Garlough Elementary. The site plan review includes 4 different expansions:

1. 1720 sq. ft classroom addition on the NE portion of the building
2. 1550 sq. ft kitchen/cafeteria addition on the E portion of the building
3. 2600 sq. ft classroom addition on the SE portion of the building
4. 1340 sq. ft entry/vestibule addition at the primary school entry area

In addition to these expansions, the applicant also proposes to reconstruct the southern lot to create additional parking, two additional handicap spaces, and a driving loop to improve the flow of traffic.

As part of site plan review, the applicant is proposing to use a combination of architectural pre-cast panels for the base and metal wall panels for the upper portion of the additional structures. Staff believes that the additions will complement the existing building materials. This also meets the R1 zoning requirements.

Per Building Setbacks, as this property is more than 50 feet from all adjacent residential property lines, it meets the Building Setback requirements.

Parking Setbacks: Per Parking Setbacks, as the parking lot is more than 20 feet from all adjacent residential property lines, it meets the Parking Setback requirements. All parking stall dimension requirements are met per code. The proposed site meets the required minimum parking stall numbers of 69 stalls, 1 stall per 7 students and 1 stall per 3 classrooms.

Staff is recommending that the applicant satisfy the Parking code requirement by putting a curbed island at the end of each row of parking. The applicant is proposing a total of 8 new additional LED light poles. 6 poles of 25 feet in height will be in the northern side of the parking lot, and the remaining 2 LED poles, 20 feet in height will be in the southern side of the parking lot. The submitted Lighting Plan

does not meeting the zoning ordinance requirement on lighting, and hence as a condition of approval, Staff is recommending that lights be redirected to reduce the foot candles levels to zero at all property lines.

Landscaping: The proposed plan calls for removal of 273 caliper inches to make room for the entry way and parking lot reconstruction on the west side of the building. The applicant is proposing 123.5 caliper inches of new trees. This meets the code in the Zoning Ordinance, however, portions of trees do not meet the 2.5 caliper inches for “quality trees” -ie 2.5 inches of new trees. As a condition of approval, Staff is recommending that the applicant increase the size of these trees to a minimum of 2.5 caliper inches from 2 inches as proposed by the applicant.

Per Zoning code and as a condition of approval, Staff is recommending that the applicant incorporate nine additional cured islands and one tree measuring 1.5 inches in diameter and 4 feet high above grade in each of the curbed islands. That would mean a total of 9 trees in the 9 curbed islands.

The Environmental Committee in its review of this site plan made the following recommendations:

- Require 2.5 caliper inch trees per ordinance.
- Encourage saving and moving any of the crabapple trees.
- Strongly encourage the use of pollinator friendly native plants that are not treated with neonicotinoids.

Staff is recommending a condition of approval that the landscape plan of this proposed site be revised according to the recommendations of the Environmental Committee.

As per Screening requirements, since the proposed site meets the Building and Parking code in terms of its distance from the adjacent residential property lines, no additional screening is required.

As per Platting requirements, since this property is currently not platted, Staff is recommending as a condition of approval that the applicant plat the property with the County before obtaining any applicable building permits from the City.

Staff recommendations, as a condition of approval of this CUP for this proposed site are:

1. The applicant shall apply for and obtain all applicable building and sign permits per Section 153 of the Zoning Ordinance
2. The applicant shall place curbed islands at the end of each row of parking
3. The applicant shall place 1 quality tree (as defined in the code: which is 1.5 inches in diameter and 4 feet in height) in each of the 9 curbed islands
4. The applicant shall re-direct lighting as to reduce the foot candle levels to zero at all property lines
5. The applicant shall increase the size of the 2 caliper inches trees, to a minimum of 2.5 caliper inches
6. The applicant shall adhere to the recommendations of the Environmental Committee
7. The applicant shall adhere to the recommendations of the City Project Engineer per the City memo dated Nov 13, 2018.

8. The applicant shall plat the property prior to obtaining any building and sign permits.

The City Engineering department reviewed this application and has made the following recommendations for the proposed site:

1. Permits from appropriate regulatory authorities must be obtained included but not limited to MPCA, Dakota County, MNDOT, Drainage permit, etc.
2. To provide existing impervious numbers versus new impervious numbers and the calculation numbers on that.
3. Main overlay to center line at the new proposed entrance, rebuild the road section in the area for proposed manhole, and the City to provide a cross section.
4. Provide storm sewer and use adequate pipe size.

The proposed expansion would add additional 4 parking stalls. However, there has been a parking problem in the area.

The applicant came forward with their comments and suggestions on the City's recommendation on have trees in each of the curbed islands. District 197 is agreeable to this recommendation. However, two of the curbed islands have light poles and one curb at the rear end of the building is used to pile snow after being ploughed from the parking lot. Hence, the applicant requested that these 3 curbed islands could be without the trees. The Staff commented that the applicant's request for "no trees at these curbs" and "no curb at the rear" could be accommodated as the recommendation for trees at the curbs was more for landscaping purposes. While the Zoning Ordinance requires it, this specific requirement if reasonable could be waived through the Site Plan Review process. There are trees in other areas at the site that the applicant is planning to plant.

There will new curbs and gutter in the new paving in the new parking lot. There has been a problem of adequate parking slots for the school staff and they park on Kraft street. The applicant is proposing 4 new additional stalls and do not propose to increase these any further given that they would be separating the parking lots for safety. Commissioner Leuer suggested that the sidewalk on the south side of the building should be extended to Charleton street for students' safety.

The south side entry/exit is 25 feet and in Commissioner Leuer's opinion it is adequate for traffic for entering and exiting. The north entry/exit is wider to accommodate the school buses entering and exiting the parking lot.

The applicant clarified that the islands curbs are either going to be a B6 or a surmountable curb to allow pushing the ploughed snow.

Given the additional drive way and the flow of traffic, the Commission discussed if it would be a reasonable add additional "caution signage" for traffic.

ON MOTION to APPROVE the Site Plan review for the expansion of the existing school and modifications to the existing parking lot in a R1 District at 1740 Charlton St. (Garlough Elementary) – Anderson Johnson Association, Inc by Commissioner Green with the conditions as below, and seconded by Commissioner McPhillips. Motion approved 6-0.

1. Use surmountable curbs in the front parking lot.
2. Paint access points in the back.
3. Evaluate additional signage.

[PC Case # 18-25 – Multiple applications for the construction of a new Grocery Store/Gas station at 150 E Thompson Ave/1510 Robert Street including: Rezoning of the properties from B6, Town Center Mixed-Use to PD, Planned Development with B4, Shopping Center underlying Zoning, Site Plan review for the redevelopment of the property, Conditional Use Permit to all on-sale liquor, off sale liquor outdoor seating drive-through lane and motor fuel station, and preliminary final plat review – Hy-Vee, Inc.](#)

Ben presented the staff presentation.

Rezoning: Current zoning of the proposed site is B6, Town center mixed use. The applicant is requesting to re-zone the property to B4 Shopping Center. Staff believes this re-zoning is appropriate given the nature of the applicant’s business of “big box retail shopping”. Comprehensive Plan currently zones this property as mixed use that allows for both commercial and mixed use zoning designations as a result this does not require Land Use amendment to re-zone the property to B4.

The applicant is also requesting to zone the property as Planned Development (PD) which allows for joint planning design efforts between the developer and the City rather than the City establishing maximum limits within which the developer can operate. The PD allows flexibility for certain items that may require variances. The items that do not meet the zoning codes and will be included in the PD tag. The applicant is proposing a smaller store, full service grocery store of 68,400 sq. ft. The PD will allow flexibility with the building setbacks, fuel station, parking stall dimensions, tree replacement and parking lot setbacks on Thompson Ave. The proposed site meets all other requirements per the Zoning Ordinance.

Conditional Use Permits (CUP)

CUP For on-sale liquor: The proposed site will include a 5000 sq. ft sit-down restaurant in the south side of the building including an outside seating area. Staff is recommending an approval with condition that the applicant obtain and maintain an annual liquor sale license from the City.

CUP for off-sale liquor: The proposed site will include a 5000 sq.ft liquor store with both internal and external store exits. Staff is recommending an approval with condition that the applicant obtain and maintain an annual off-sale liquor license from the City.

CUP for Outdoor seating for the restaurant: Staff is recommending an approval with condition that the applicant obtain and maintain all required building permits from the City.

CUP for drive-through lane: For pharmacy and grocery pickup. Staff does not see foresee issues with the design.

CUP for motor fuel station: The applicant is proposing 6 pumps and small gas kiosk providing general convenience goods. The 6 pumps can serve 12 vehicles at a time. Staff is recommending approval on two conditions:

- 1) The motor fuel station is contingent upon City approval of zoning amendments to allow motor fuel stations in B4, and
- 2) Motor Fuel station will comply with all Building Setback requirement including in the Zoning Ordinance.

The applicant is proposing the Fuel Station on the side of Thompson Ave with a building setback of 30 to 40 feet that meets the Zoning code. The Renaissance Plan supports proposed use at this site.

Site Plan Analysis:

Grading is required at this site for developing the site. This will require 2 retaining walls near the parking lot and on the east of building adjacent to the property line. Grading will require removal of majority of on-site trees. Staff has asked the applicant to review the plan to try and save the trees on the east and north property line. Regarding the retaining walls, staff is recommending using block that will complement the exterior finish of the grocery store and the applicant should provide details on the proposed block used for both walls.

Building Setback – Both Auto Zone and the Car Wash business at 95 feet from the street. This meets the requirement of 90 feet building setback for the proposed building. PD allows flexibility. The rear of the building meets the 20 ft requirement building setback requirement.

Gas Station building setback – Code requires front building of 30 ft. Since this would not meet code if the fuel station is located on Robert Street. The applicant is proposing to construct the gas station on Thompson Ave and meet the code.

Parking setbacks: The proposed site meets all parking setbacks except side yard setback on Thompson Ave. Code requires 20 feet from the street. Additionally, the County is requesting 10 feet on Thompson Ave as a side-walk. This would push the parking lot further in. Staff is recommending pedestrian connection between the west and south parking lots. This would squeeze the parking lots and would not allow to increase the side yard setback from Thompson Ave. Staff is comfortable with the currently proposed side yard setback as the 10 feet sidewalk will be right of way on the proposed property and serve as a buffer space between the Thompson Ave and the parking lot.

Access: Currently 6 access points, 2 on Thompson Ave, 1 on Robert Street, 3 from Crawford. County has jurisdiction over Thompson Ave. The county is in continued discussion with the applicant on the western access based on the traffic study. City received a letter from MNDOT – their initial thought was not to provide access from Robert Street since there is adequate access from Thompson and

Crawford. The City and applicant believe that the Robert Street access is critical to free up traffic on Thompson and Crawford. MNDOT is open to discussion based on the traffic study. Most Eastern access on Crawford is for delivery truck access. Staff is recommending appropriate signage at this access point.

Parking: Proposed stalls = 395. Required parking is 331. Excess of 63 stalls. Parking stall size meet zone requirements. Staff is recommending islands in each north-south row of the parking lot to meet code requirements. Staff is recommending bike racks at the proposed site.

Drive out: Zone requires 15 feet for one way and 22 feet for two way. Most drive-outs on this site are wider than that.

Pedestrian connectivity: Staff recommends a 10 feet trail/sidewalk from Robert St to Oakdale Ave on southside of Thompson Ave. A sidewalk/cross walk connection from this trail to the sidewalk of the store as well as sidewalk connection to the gas station kiosk. Sidewalk on north side of Crawford from Robert St to the front of the store. A connection from this trail to the sidewalk of the store. A connection from west of Robert Street to the parking lot and a raised sidewalk providing for pedestrian safety and ADA access.

Removal of trees due to grading: The applicant is proposing to save the trees in the NE area and a few trees in the south adjacent to the town homes. However, not all the trees can be saved due to the grading requirements. In the location where the trees will have to be removed, Staff is recommending a fence to the retaining wall to provide the screening.

Tree replacement: 3670 caliper inches will be removed. With the 30% replacement requirement, equates to 1101 caliper inches at the 2.5 caliper inches will be 440 trees which will be excess given the size of the site and unhealthy for the trees. Staff believes that the proposed landscaping is adequate. PD process also allows some flexibility.

Landscaping: Proposed 72 new trees totally 172 caliper inches. Proposed 82 deciduous trees and 794 perennials. Staff is recommending trees to be planted in the islands in the parking lots and add trees in the south side of the parking lot and Crawford to provide screening from Crawford Street. 1 tree per 20 feet to be planted in the south access drive. The Environment Committee reviewed the landscape plan and were happy with the proposed landscape including the storm water pond. The Committee recommends adding pollinator friendly varieties. Staff is recommending approval on the condition that the applicant adhere to the recommendations of the Environmental Committee other than Escrow account. The applicant is subject to parkland dedication fees and Staff believe that adequate funds will be appropriated to plant additional trees after the regional trail is completed.

Lighting: 18 LED light poles 30 feet in height. 24 canopy lights for the gas station, 15 wall lights on the building. Staff is recommending approval condition to code requirement of zero-foot candle light.

Signage: There is wall signage. Staff does not see issue on the wall signage. Applicant is proposing to include free standing sign on Robert Street. Staff recommends approval on condition that the applicant adhere to maximum requirements.

Elevation: Similar to other Hy-Vee building in the Metro. The proposed site meets code on building material. Staff recommends approval on condition that the applicant meet the building material code requirements for the Gas Station kiosk.

Visual Relief: West elevation provided visual relief per code for B4 district. Staff is recommending approval on condition that the north and south elevation meeting the vertical offset and the horizontal offset requirement to meeting code requirement.

Trash will be handled internally via a compactor.

Plat Review: The applicant is proposing to combine the YMCA and the Auto Zone lots into 1 lot of 10.04 acres. Staff is recommending that the applicant record the plat with the county within 1 year of obtaining building permit from the City. The county is currently reviewing the plat for the 10 feet sidewalk on Thompson and the traffic study.

The City Project Engineer, provided feedback and comments on the analysis of construction covered in the site plan.

The applicant could not comment on the when the Hy-Vee will be built. The center pedestrian connection from Robert Street to the West entrance will have landscaping. The applicant suggested that the 10 feet sidewalk/trail on Thompson should be extended to meet Robert Street. Hy-Vee will try and preserve as many trees as possible. Lighting will be adequate in the rear of the building per Staff recommendation. Chair Kavanaugh appreciated Hy-Vee for including the river to river trail in their site plan. The applicant will place bike racks in multiple locations at the store.

Traffic Study findings: Commercial central entrance from Robert Street will ease some of the traffic on the south (Thompson) and South (Crawford). The summary of the finding is that the roads that service Hy-Vee will adequately handle the traffic.

Commissioner Franzmeier pointed out that the intersection outside Starbucks will be close to the entry access to Hy-Vee and may be a cause of danger. Also, how would public transit fit into the traffic study especially for bus routes on Robert Street and Thompson Ave. County has concern about the Thompson access close to Robert Street. It will be dangerous to add crosswalk on Thompson with the increase in traffic flow. To address this, the proposed trail along Thompson can be stretched to meet Robert Street. The county will communicate their decision on the access points on Thompson Ave on completing their review of the traffic study. Access and parking are major components for Hy-Vee.

Chair Kavanaugh opened the discussion for public hearings.

Mr. Orange recommended that the Metro Transit bus stops should be close to the main access of the store on the bus routes. Hy-Vee can work with Metro Transit and help provide bus shelters/benches. Mr Orange was appreciative of the storm water pond by Hy-Vee. Hy-Vee could develop the pond and provide public benches and develop the Wentworth pond across Crawford to make it community space. LED lights inside the store will increase shelf life of meats and dairy. LED Lighting on the walls should meeting dark sky fixtures.

Ms. Sue Margo, lives at 180 Thompson Ave. 6 townhomes in the section. YMCA parking removed a few oak trees and now this site will remove further trees. Currently there is traffic problems and takes a lot of time to do right hand turn and increased traffic due to Hy-Vee will be further aggravated and congested. The bus stops on Thompson should have shelters and benches. The townhomes have a lumber retaining wall and would like to know if this retaining wall will be taken down and if the LED lights at the rear of the building will be mounted on the retaining wall.

The applicant clarified that the storm water pond will be made of natural material and will be landscaped.

Suggested that Hy-Vee work with the townhome owners for tree removal and landscaping.

Paul lives on 1554 on Crawford. Paul has concern about delivery trucks on Crawford since it is a highly residential area.

Doria lives in the townhome on the south side of the proposed site. She suggested that the Crawford Ave be made a dead end since she has concerns with the traffic on Crawford.

Ann Dickenson lives on Crawford. Ann is happy about the tunnel but is concerned about the traffic on Crawford. She is happy to have Hy-Vee in the neighborhood.

John Margo – had questions on the traffic study. Will LED lighting be zero-foot candle? The time of operations of the store. John had concerns about the lack of concern that the committee had given to pedestrian safety while negotiating with Hy-Vee for the past 4 years.

The applicant clarified the traffic - trip generation numbers of 7668 vehicles per day to the grocery store and the gas station (both in and out).

The City Manager appreciated the Hy-Vee's contribution in designing the river to river tunnel. This project was done in a reverse manner. The river to river project is part of the Greenway project. The City is hoping to complete this by December 2019 and hopes the Planning Commission approves this application with their recommendations.

The applicant will review providing bus shelter on Thompson and Robert Street. Hy-Vee will look for options to make the store premises as accessible and hassle free as possible. Hy-Vee will provide safe pedestrian connections in this plan. The applicant uses natural lighting through-out the store, and other things that will help sustainability efforts. The access on Thompson is more of a County question. Lighting in the rear of the building will be discussed with neighbors. Removal of trees will also be discussed with the townhome owners. Delivery trucks on Crawford will be instructed to take the appropriate route and put up signage to let the drivers know.

ON MOTION to APPROVE the Rezoning of the properties from B6, Town Center Mixed-Use to PD, Planned Development with B4, Shopping Center underlying Zoning, by Commissioner Green, and seconded by Commissioner Leuer. Motion approved 6-0.

ON MOTION to APPROVE the Conditional Use Permit to all on-sale liquor, by Commissioner Green, and seconded by Commissioner Franzmeier. Motion approved 6-0.

ON MOTION to APPROVE the Conditional Use Permit to all off-sale liquor, outdoor seating, drive-through lane and motor fuel station, per conditions recommended by staff by Commissioner Green and seconded by Commissioner Stevens - Hy-Vee, Inc.

ON MOTION to APPROVE the Site Plan with the following conditions by Commissioner Stevens, and seconded by Commissioner McPhillips. Motion approved 6-0.

- 1) Delivery trucks can't access south of Crawford
- 2) Make the pond better
- 3) Explore bus shelters at Transit stops, talk to Metro transit to understand impact of this proposed site on public transit and move the bus stops appropriately
- 4) Multiple bike racks
- 5) Work with the neighbors on light, security cameras, retaining walls and trees
- 6) Explore of cart storage and waste
- 7) Talk to the County on Thompson crossing
- 8) Extend the trail on Thompson to Robert Street

ON MOTION to APPROVE the Preliminary Final Plat by Commissioner Franzmeier, and seconded by Commissioner Kavanaugh. Motion approved 6-0.

[PC Case #18-26 – Zoning Ordinance Amendment to allow motor fuel stations as a Conditional Use Permit in the B4 Shopping Center District – City of West St Paul](#)

The CUP on the gas station was approved by the Commission in an earlier hearing. Staff recommends that approval of this CUP as an amendment to the Zoning Ordinance to allow motor fuel stations.

ON MOTION to APPROVE the Zoning Ordinance Amendment to allow motor fuel stations as a Conditional Use Permit in the B4 Shopping Center District – City of West St Paul by Commissioner McPhillips, seconded by Commissioner Franzmeier. Motion approved 6-0.

NEW BUSINESS

No new business

OLD BUSINESS

No old business

ADJOURNMENT:

ON MOTION to ADJOURN the Planning Commission meeting by Commissioner Leuer, seconded by Commissioner Stevens. RESOLVED to ADJOURN the November 20th, 2018 regular meeting of the Planning Commission at 10:23 PM. Motion approved 6-0.

Prajacta (Alex) Eveland
Recording Specialist